

**COPY OF IMPORTANT
PARKING
INFORMATION sent in
the mail to all residents
last week.**

Roxbury of Mount Vernon Homeowners' Association
3699 Roxbury Lane
Alexandria, VA 22309

December 13, 2016

To All Owners/Residents:

This is to notify you that the Board of Directors has changed towing contractors and made some changes to the parking rules.

Effective January 1, 2017, Dominion Towing Company will be our contractor and will patrol the community 24 hours a day. Delinquent owners' vehicles will be subject to towing 24 hours a day as will a variety of other violators listed in Regulation 001-2016 attached. The Green Zones will be eliminated and any vehicle parked in the community from 10:00 P.M. to 6:00 A.M. without a Parking Permit will be towed.

New Parking Permits (window stickers and guest hang tags) will be issued in January 2017 with the submission of a new registration form. The old parking decals and visitor permits must be returned to the Board. Residents can attend the Board meeting on January 10, 2017, from 7:00 P.M. to 9:00 P.M. to obtain their permits. New permits must be displayed by February 1, 2017. Delinquent owners whose parking privileges have been revoked will not be allowed to obtain new permits.

The Board of Directors

A todos los propietarios y residentes:

Esto es para informarle que el Consejo Directivo ha cambiado remolque contratistas y hizo algunos cambios a las reglas de estacionamiento.

A partir 01 de enero de 2017, Dominion empresa de remolque será nuestro contratista y patrullarán la comunidad 24 horas al día. Vehículos de los propietarios morosos estará sujeto a remolque 24 horas al día como una variedad de otras violaciones enumeradas en el 001-2016 Reglamento adjuntada. Se eliminarán las Zonas Verdes y cualquier vehículo estacionado en la comunidad de 22:00 a 6:00 sin un permiso de estacionamiento será remolcado.

Nuevo aparcamiento permite (ventana pegatinas y etiquetas de la caída de visitante) se emitirá en enero de 2017 con la presentación de un nuevo formulario de inscripción. El viejo calcomanías de estacionamiento y permisos de visitante deben ser devueltos al Consejo Directivo. Los residentes pueden asistir a la reunión del Consejo de 10 de enero de 2017 de 19:00 a 21:00, para obtener sus permisos. Nuevos permisos deben estar indicados por 01 de febrero de 2017. Los propietarios morosos cuyos aparcamiento privilegios han sido revocados no podrán obtener los nuevos permisos.

El Consejo Directivo

ROXBURY OF MT. VERNON PARKING REGULATIONS

Regulation 001-2016

This document updates Regulation 002-2009 dated September 22, 2009 with changes effective January 1, 2017.

1. Fairfax County Ordinance requires developers and builders to provide 1.5 parking spaces per unit. However, the Roxbury of Mt. Vernon developer provided 2 parking spaces for each unit. For garage units, the 2 spaces are the garage and the driveway. For non-garage units, the 2 spaces are dedicated common element asphalt surface parking spaces located adjacent to each unit. The Board of Directors controls these spaces as part of the Community Common Element.

2. Sidewalks, driveway apron extensions and open area lawns are part of the common element property of Roxbury of Mt. Vernon.

3. Any homeowner may have their parking privileges revoked due to nonpayment of dues, as stated in the Roxbury of Mt. Vernon By-Laws. In this case any vehicle owned or operated by the unit owner or its occupants, shall be subject to immediate towing off and away from the Roxbury of Mt. Vernon properties 24 hours a day, unless the vehicle is in a garage or driveway. Parking privileges will be reinstated upon payment in full of any Homeowners Association (HOA) dues that are currently delinquent (owed).

4. Each unit owner is authorized two (2) Roxbury of Mt. Vernon Parking Permit window stickers which displays their unit lot number as abstracted from the Fairfax County land records, and one (1) guest permit. One Parking Permit window sticker will be issued for each homeowner, renter or occupant's vehicle registered with the HOA, up to two (2) vehicles.

5. The Parking Permit window sticker or guest permit must be displayed on all vehicles parked in Roxbury of Mt. Vernon properties. It must be displayed inside the windshield at the lower left inside corner. The guest permit must be hung on the rear-view mirror.

6. Parking permit stickers are permanent and difficult to remove intact. If a car is sold and replaced, the new vehicle must be registered with the HOA and a new parking permit sticker will be issued. If the car is not replaced, the HOA must be notified so that the permit can be cancelled. If the windshield is replaced, a new parking permit sticker must be requested from the HOA. If a Parking Permit window sticker or guest permit is lost, replacements will be issued for a \$25 fee.

7. Any homeowner who finds an unauthorized car parked in their driveway or assigned common element parking area may have the car removed by calling the towing company listed at the end of this list of regulations.

8. No boats, trailers or Recreational Vehicles (RVs) are authorized to be parked on Roxbury of Mt. Vernon property..

The following vehicles are subject to immediate towing:

- Vehicles not displaying a Parking Permit window sticker or guest permit, or having the Parking Permit window sticker or guest permit not displayed in the correct area as noted in number 5 and are parked on Roxbury of Mt. Vernon properties where Parking Permit window sticker or guest permit is required between the hours of 10 PM and 6 AM.
- Any vehicles belonging to homeowners, renters, or occupants who are currently delinquent (behind) on their Homeowners Association (HOA) dues are subject to immediate towing, 24 hours a day.
- Any vehicle parked along any yellow curb (fire lane).
- Any vehicle parked in the emergency vehicle turnaround area.
- Any .vehicle parked on a sidewalk or extending over onto the driveway apron (part of sidewalk).
- Vehicles that are obviously inoperable, or without a current and valid state inspection sticker or state tag.
- Vehicles that have been determined by the Board of Directors as abandoned.
- Any vehicle blocking entrance to or exit from any lawful parking space to include driveways, marked parking spaces, or white curbs.
- Any vehicle double-parked in any traffic area within the Roxbury of Mt. Vernon properties.
- Any vehicle parked on any common element lawn or open grassed area within the Roxbury of Mt. Vernon properties.
- Any commercial vehicle, with the sole exception of a commercial vehicle that is the homeowner's only mode of transportation; has been approved by, and registered with the Board of Directors, is subject to immediate towing.
- Any boats, trailers or recreational vehicles (RVs) parked on Roxbury of Mt Vernon property.

Roxbury of Mt. Vernon has a standing contract with Dominion Towing Company. We encourage individual owners who need assistance to use the same company. Dominion Towing Company can be reached at: (703) 339-2400.

If your vehicle is towed call (703) 339-2400 or (703) 971-2600. not a Board Member.

This Regulation 001-2016 as stated was APPROVED by MAJORITY vote of the Board of Directors on December 13, 2016; replaces Regulation 002-2009.

ROXBURY OF MOUNT VERNON VEHICLE REGISTRATION FORM

Each unit is authorized a maximum of 3 permits –2 assigned space window decals and 1 assigned space mirror hang tag guest permit. Garage units: Parking spaces are the garage and the driveway. Guest parking is the unassigned white curb areas. Any vehicle parked in assigned spaces or white curb areas without an authorized Roxbury of Mount Vernon parking permit between 10:00 p.m. and 6:00 a.m. permit will be towed.



Effective January 1, 2017 all vehicles parked in Roxbury of Mount Vernon must have a current parking permit between 10 p.m. and 6 a.m. In addition Dominion Towing Company will be patrolling Roxbury of Mount Vernon 24 hours to tow any vehicle parked in the yellow painted areas or areas that state no parking. However if a commercial vehicle is performing services at your residence it will not be towed. Any homeowner delinquent in their dues and has lost their parking privileges is subject to be towed 24 hours including from their assigned parking spaces.

Name: _____ LOT NUMBER # _____
(Please Print)

Address: _____

Phone: _____ Email: _____

VEHICLE #1

YEAR _____ MAKE _____ MODEL _____ COLOR _____

LICENSE TAG/STATE/NUMBER _____

VIN NUMBER _____

VEHICLE #2

YEAR _____ MAKE _____ MODEL _____ COLOR _____

LICENSE TAG/STATE/NUMBER _____

VIN NUMBER _____

CHECK HERE IF A GUEST PERMIT IS ALSO REQUESTED _____

I UNDERSTAND AND WILL COMPLY WITH THE ROXBURY OF MOUNT VERNON PARKING RULES.

SIGNATURE _____ DATE _____

Return this form to Muriel Brown, HOA Vice President at 8201 Roxbury Drive; please call between 10:00a.m. and 5 p.m. to make arrangements to pick-up parking permits @ (703) 619-6282.